

**Saint Paul Planning Commission &
Heritage Preservation Commission**
MASTER MEETING CALENDAR

WEEK OF AUGUST 9-13, 2010, 2010

Mon (9)

Tues (10)

4:00- Comprehensive Planning Committee
5:30 p.m. (*Penelope Simison, 651/266-6554*)

HAS BEEN CANCELED

6:00- Smith Avenue Revitalization Task Force
8:00 p.m. (*Kate Reilly, 651/266-6618*)

**NeDA-Neighborhood
Development Alliance**
481 Wabasha Street
Saint Paul, MN 55107

Economic Development
Corridor Identity

Weds (11)

Thurs (12)

5:00-p.m. Heritage Preservation Commission

Room 40 City Hall
Lower Level
Enter building on 4th Street
15 W. Kellogg Blvd.

Staff Announcements

July Design Review Statistics

Old Business

Adopt final resolution memorializing the HPC decision to support the partial demolition plans for Union Depot by the Ramsey County Regional Rail Authority.

New Business

Discussion of HPC education efforts as a follow-up from the retreat in April.

Discussion of commissioner assignments regarding outreach with council members and district councils.

Discussion of commissioner updates on relevant outreach.

Committee Reports

Public Safety Building, 106 Process update (*Manning, Igo*)
3M Workgroups/Advisory Committee (*Trimble, Mazanec*)

Fri (13)

8:30- Planning Commission Meeting
11:00 a.m. *(Donna Drummond, 651/266-6556)*

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

Zoning..... SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

NEW BUSINESS

#10-603-211 Zamzam Inc – Rezoning from RM1 Low-density Multiple-family Residential to B1 Local Business. 1555 Maryland Avenue East between Hazelwood and Herbert. *(Josh Williams, 651/266-6659)*

Neighborhood Planning

Committee..... Initiate Zoning Study for Highland Village Commercial District - Recommendation to initiate a zoning study to explore rezoning most of the parcels from B2 and B3 to TN2 Traditional Neighborhood, thereby making zoning in the area consistent with the Comprehensive Plan and District 15 Highland Park Plan Summary. *(Ryan Kelley, 651/266-6562, and Merritt Clapp-Smith, 651/266-6547)*

Designation of Victoria Theater at 825 University Avenue as a Saint Paul Heritage Preservation Site – Approve resolution finding designation in conformance with the Comprehensive Plan. *(Amy Spong, 651/266-6714)*

Informational Presentation.... 2010 Saint Paul Survey Project – Informational presentation on a recently approved Legacy Grant for a historic survey of the Frogtown, Payne-Phalen, and Uppertown neighborhoods by Carol Carey, Historic Saint Paul. *(Amy Spong, 651/266-6714)*



Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

Agenda

Christopher B. Coleman,
Mayor

August 13, 2010

8:30 – 11:00 a.m.

Saint Paul
Planning Commission

Chair

Kathi Donnelly-Cohen

First Vice Chair

Jon Commers

Second Vice Chair

Kristina Smitten

Secretary

Marilyn J. Porter

I. Approval of minutes of July 30, 2010

II. Chair's Announcements

III. Planning Director's Announcements

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

NEW BUSINESS

#10-603-211 Zamzam Inc – Rezoning from RM1 Low-density Multiple-family Residential to B1 Local Business. 1555 Maryland Avenue East between Hazelwood and Herbert. (*Josh Williams, 651/266-6659*)

V. Comprehensive Planning Committee

VI. Neighborhood Planning Committee

Initiate Zoning Study for Highland Village Commercial District – Recommendation to initiate a zoning study to explore rezoning most of the parcels from B2 and B3 to TN2 Traditional Neighborhood, thereby making zoning in the area consistent with the Comprehensive Plan and District 15 Highland Park Plan Summary. (*Ryan Kelley, 651/266-6562, and Merritt Clapp-Smith, 651/266-6547*)

Designation of Victoria Theater at 825 University Avenue as a Saint Paul Heritage Preservation Site – Approve resolution finding designation in conformance with the Comprehensive Plan. (*Amy Spong, 651/266-6714*)

VII. 2010 Saint Paul Survey Project – Informational presentation on a recently approved Legacy Grant for a historic survey of the Frogtown, Payne-Phalen, and Uppertown neighborhoods by Carol Carey, Historic Saint Paul. (*Amy Spong, 651/266-6714*)

VIII. Communications Committee

IX. Task Force Reports

X. Old Business

XI. New Business

Planning Director
Donna Drummond

XII. Adjournment

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes July 30, 2010

A meeting of the Planning Commission of the City of Saint Paul was held Friday, July 30, 2010, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Donnelly-Cohen, Smitten, Thao, Wang, Wencil, Young; and Messrs. Alton, Commers, Connolly, Fernandez, Gelgelu, Kramer, Nelson, Schertler, Ward, and Wickiser.

Commissioners Absent: Mmes. *Halverson, *Merrigan, *Porter, and Mr. *Spaulding.
*Excused

Also Present: Donna Drummond, Planning Director; Patricia James, Luis Pereira, Sarah Zorn, Josh Williams, Anton Jerve, Colleen O'Dell, Ryan Kelley, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes July 16, 2010.

MOTION: *Commissioner Nelson moved approval of the minutes of July 16, 2010. Commissioner Commers seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Donnelly-Cohen had no announcements.

III. Planning Director's Announcements

Donna Drummond distributed a copy of the 2010 Neighborhood STAR Loan and Grant proposals that were approved for funding on 7/28/10. One item of note is the Central Corridor Streetscape/Public Art project, a four-year plan to utilize \$1,200,000 to purchase and install above-standard street lights, trees, irrigation system, boulevard pavers, and trash receptacles along University and a plaza at 5th & Cedar. At City Council on Wednesday the District del Sol Zoning Study recommendations went through final adoption. Councilmember Thune had moved to retain multi-family zoning for five properties that had been recommended for TN2 zoning by the Planning Commission.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

One item to come before the Site Plan Review Committee on Tuesday, August 3, 2010; a new

building and parking lot for Enterprise Car Rental at 605 Como Avenue.

OLD BUSINESS

10-116-425 Clear Wireless LLC (Eastview Playground) – Conditional Use Permit for a wireless communications antenna on a 100 ft monopole. 1675 5th Street East, area bounded by Kennard, 5th, Flandrau & Margaret Street Alley. (Sarah Zorn, 651/266-6570)

MOTION: *Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 14-0 with 1 abstention (Donnelly-Cohen) on a voice vote.*

NEW BUSINESS

#10-602-216 Manuela Delores Corona – Conditional Use Permit for auto specialty store. 847 White Bear Avenue North, NW corner at Seventh Street. (Josh Williams, 651/266-6659)

Commissioner Kramer said that the committee recommends approval with the conditions stated in the resolution. He provided some additional background for informational purposes to the Commission. The White Bear Avenue Small Area Plan recommends adding turn lanes at this intersection. The Department of Public Works has acquired a nearby property on the same side of the street to do this, but at this time the turn lanes are not funded there. So if and when that occurs there would be a substantial change to this parcel if it was acquired for that purpose. At some point in the future some board or committee will probably see this again. However, right now they are unable to facilitate the turn lanes as part of the conditional use permit, because it is a very substantial portion of the land so that is not dealt with in the conditions.

MOTION: *Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.*

#10-602-327 Red Dog Holdings LLC – Conditional Use Permit for a pawn shop. 373 Ruth Street North, NW corner at Hudson Road. (Luis Pereira, 651/266-6591)

Commissioner Kramer said that staff recommended approval, but the Zoning Committee on a 5-0 vote is recommending denial, because the residential distance separation from the proposed use is not met. It is not met in two (2) cases where there are residentially zoned properties within 150 feet of the proposed use. The committee recommends approval of the resolution and in this case because it is a denial members voting in favor of the resolution need to state that they are voting in favor of the resolution for the reasons discussed in the resolution or other reasons that they may have.

MOTION: *Commissioner Kramer moved the Zoning Committee's recommendation to deny the conditional use permit.*

ROLL CALL VOTE: *The motion to deny the conditional use permit carried on a roll call vote of 15-0 with 1 abstention (Schertler). Each commissioner voting for the resolution said their reasons were as stated in the resolution.*

Commissioner Kramer announced the item(s) on the agenda for the next Zoning Committee meeting on Thursday, August 5, 2010.

V. **Comprehensive Planning Committee**

Geographic Information Systems (GIS) Official Zoning Map Report – Recommend approval of the GIS zoning map as the official zoning map of the City of Saint Paul and forward to the City Council for final adoption. (*Anton Jerve, 651/266-6567*)

Commissioner Commers said that at the beginning of July there was a public hearing on the use of a GIS based map for the city's official zoning map. No testimony was presented at the hearing and the committee recommends approval of the GIS zoning map as the city's official zoning map and forwarding this on to the Mayor and City Council for final adoption.

MOTION: *Commissioner Commers moved on behalf of the Comprehensive Planning Committee to recommend that the GIS zoning map as the official zoning map of the City of Saint Pau be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.*

VI. University of Minnesota Twin Cities Campus Master Plan Overview – Informational presentation by Monique Mackenzie, Capital Planner, University of Minnesota Office of Capital Planning and Management.

Monique Mackenzie, Capital Planner, gave a power point overview of the University of Minnesota Twin Cities Campus Master Plan update that was recently completed. They took on the task of reconsidering the elements that were in their earlier plan and decided which if any needed to be changed. They did the work internally so they convened groups of staff, faculty, and students to talk about the policy areas they wanted to excel in and articulate in the plan document. The University of Minnesota campus is a significant amount of land holding in the Twin Cities area, the Minneapolis side is about 21 million square feet of building space; in Saint Paul it is about 2.5 million square feet and about 40% of the buildings are more than 60 years old. So they have serious constraints and demands on them to care for old buildings built in a prior era, yet still grow and add new facilities and new features to the landscape to meet new demands and responsibilities.

One of the themes that surfaced early on with the master plan was the idea of sustainability and what does sustainability mean for University of Minnesota Twin Cities? When talking about their master plan on campus it is treated much like the City's Comprehensive Plan. They believe that the master plan is in first part an aspirational document. It articulates where the University wants to get to, and what the goals are for its development, character, image, identity and function. But it also needs to be pragmatic and be able to guide decisions regarding capital investments and other improvements on the campus. They have a vision statement and the key words are a sustainable community of discovery. The header on the plan is discover, connect and sustain. Ms. Mackenzie talked about the master plan guiding principles, and the commitment to building community on campus. Principles include creating a model campus; integrating local and regional systems; preserving and enhancing natural systems and features; integrating transportation systems emphasizing pedestrians, bicycles and transit; using resources wisely making the campus environmentally and operationally sustainable; and utilizing the campus as a living laboratory to advance the University's mission. She showed a map of areas influenced by

the campus and a map of the historic resources. The development framework is a way for them to talk about what they anticipate changing in the long term. Once they are in implementation and starting a construction project the Capital Planning Office continues to have a role and tries to follow through and make sure that those original ideas and design concepts have lived through to the point of construction. The University is committed to doing a master plan every 10 years. Ms. Mackenzie would be happy to come back and talk again at that point if not sooner.

Commissioner Connolly said that nothing was mentioned about student housing at Como and Raymond - the Commonwealth Terrace. He thinks that spot could be something so much more. What discussion if any was there about that?

Ms. Mackenzie said that discussion about housing has been fairly silent. Since about 2004 the University's first priority has been to house the undergraduate population. The family housing on Commonwealth Terrace is outside of what the reaffirmed mission for housing and residential life is. But the University understands that when buildings age they need reinvestment and they are not going to take away the family housing function at Commonwealth Terrace. More likely they would say that those buildings have passed their useful life so what new buildings would best accommodate family student housing there.

Commissioner Connolly said that he is not saying to get rid of the family housing, but would like to suggest mixed use.

Ms. Mackenzie said that the topic of mixed use for the institution as the land owner/landlord for other tenants who would be bringing a different use in is a very difficult topic to advance. If the University owns a building and chooses to lease out a space in the building there is a cap on how much of the space and the dollar value that rent would bring into the University and that cap is established at the state level.

Commissioner Schertler said the plan was influenced by the University, but how many stakeholders did you have to negotiate with outside the University system?

Ms. Mackenzie explained that there were a series of conversations with the cities and counties and some negotiation with private land owners adjacent, but except in those areas where the University want to grow, basically the University interacts with the municipal-type entities, the city and county.

Commissioner Alton said that one of the guidelines mentioned was enlivening the Saint Paul campus, so what does enlivening the Saint Paul campus in terms of implementation look like?

Ms. Mackenzie said if more people who have a daily role in the campus, probably students, live closer to the campus there would be more people doing more things, from throwing Frisbees to going to a coffee shop or biking. So the idea was to grow a little of the housing but not too much because many people like it because the Saint Paul campus is quieter. Enlivening is not specifically defined right now, but she thinks it's about more activities that are varied in nature, whether housing is one of those things she is not sure.

Commissioner Wang understands that there is a public art program on campus and she asked how does that interface with the new master plan.

Ms. Mackenzie explained that as they developed the master plan, they basically said that the master plan will inform placement of public art and decisions about public art from a geography and form point of view. The next thing is to create a public art master plan, which would articulate the principles that are going to be used to select art as it comes up. But that work is not done yet. It is due to start in the fall and she hopes there is a companion short document that says this is how art decisions interface with the master plan.

Commissioner Smitten wanted to know more about the founding reasons why sustainability is in the plan and how is it implemented through this plan.

Ms. Mackenzie said there are just huge economic reasons why they needed to take on sustainability. What they have been told in their budget process, is the forecast is showing them getting equivalent appropriations to 15 years ago and University grew in the last 15 years, so they have to do things differently. On the service or operations part of things they have been told they need to shrink by 15-20 percent, people, resources and activities. It is a challenge to do that but the economics will drive it and it will make the institution more efficient.

Donna Drummond, Planning Director, wanted Ms. Mackenzie to explain the status of the University as a land grant institution in relationship to the cities that it is located within and also the status of the public streets that run through the campuses.

Ms. Mackenzie said that the way the University has operated, its interpretation from a legal perspective as a land grant institution is that it has equivalent municipal powers for land use regulation as any other municipality in the state. So as a land grant institution established in 1851 it pre-dates the state enabling legislation for local municipalities. The University of Minnesota Twin Cities say they will regulate from a land use perspective and they will administer their own building code and proceed like that.

What is interesting about the street jurisdiction is that it is not very well mapped, except when a specific question comes up. Because LRT is planned on the East bank campus the question has been asked and they have finally mapped some of the campus streets in Minneapolis. But a lot of the jurisdiction mapping isn't complete and it needs to be done.

VII. Neighborhood Planning Committee

Commissioner Wenzl announced that the next Neighborhood Committee meeting is on Wednesday, August 4, 2010.

VIII. Communications Committee

Commissioner Smitten had no report.

IX. Task Force Reports

Commissioner Smitten announced that the Smith Avenue Task Force had a community meeting on Tuesday and they really are in the swing of things and the objective of this community meeting was to bring the community up to speed as to where things are at. She explained the items coming forward at their next meetings.

Commissioner Thao announced that the Western, Hamline and Victoria Task Force had their last meeting and the inputs been made from the committee. Staff will make the final edits and will take it out to the various community members.

Commissioner Schertler reported that the Ford Plant Task Force went out and visited the site and they're just getting started on the green and open space effort that a few folks in the committee wanted to revisit. Their next meeting will be sometime in September.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:48 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved _____
(Date)

Marilyn Porter
Secretary of the Planning Commission



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101

Telephone: 651-266-9090
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE
TUESDAY August 10, 2010
2nd Floor Conference Room
375 Jackson Street, Suite 218

<u>Time</u>	<u>Project Name and Location</u>
9:30	Minnesota Asphalt Maintenance Grade and pave parking lot rehab 92 Ivy Ave W.
10:00	Beacon Bluff - demo and grading Remove parking lot, soil work, replace city sidewalk 915 E Minnehaha Ave
10:45	LRT – Operations and Maintenance Facility Reuse of old Gillette site 310 5 th St East

To Applicants:

You should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

Parking

Parking is available at on-street meters. Some off-street parking spaces are available in our visitor parking lot off of 6th Street at Jackson.

To see a map of additional nearby parking ramps go to
<http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html>

If you have any questions, please call Mary Montgomery at 651-266-9088.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

DATE: August 6, 2010
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of August 5, 2010 Zoning Committee Hearing

NEW BUSINESS

		<u>Recommendation</u>
		<u>Staff</u> <u>Committee</u>
1.	Zamzam Inc (10-603-211) Rezoning from RM1 Low-density Multiple-family Residential to B1Local Business Address: 1555 Maryland Ave E between Hazelwood and Herbert District Comment: District 2 recommended approval Support: 1 person spoke, 0 letters Opposition: 0 people spoke, 0 letters Hearing: Hearing is closed Motion: Approval	Approval Approval (5 - 0)

**AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, August 5, 2010 3:30 P.M.
City Council Chambers
Third Floor City Hall - Saint Paul, Minnesota**

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF JULY 22, 2010, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

NEW BUSINESS

- 1 10-603-211 Zamzam Inc**
Rezoning from RM1 Low-density Multiple-family Residential to B1Local Business
1555 Maryland Ave E, between Hazelwood and Herbert
RM1
Josh Williams 651-266-6659

ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6565
Facsimile: 651-228-3261*

DATE: August 4, 2010
TO: Planning Commission
FROM: Neighborhood Planning Committee
SUBJECT: Initiate Zoning Study for Highland Village Commercial District

BACKGROUND

For years, the Highland Business Association, Highland District Council, business leaders and community members have worked to make Highland Village one of the most successful commercial districts in Saint Paul. The commercial area and spaces that have evolved over many years are a collage of varying building and development styles. This organic growth has served Highland Village well.

Highland Village is now looking to its future and considering the pattern and mix of uses that might be most appropriate as continued development and redevelopment occur. The predominant B2 and B3 zoning currently in place for most of the Highland commercial area supports a range of service and retail uses in a variety of building and lot patterns. There is interest in considering whether TN2 zoning in the area might provide for a wider range of mixed uses, as well as a stronger development and design framework that promotes a more traditional "main street" pattern.

The *Highland Park Neighborhood Plan Summary*, adopted as an addendum to the Saint Paul Comprehensive Plan in 2007, recommends consideration of rezoning portions of Highland Village to TN2 to support mixed-use development and appropriate building design (Strategy 3) and to allow for residential uses in the commercial areas, while limiting the expansion of commercial uses into residential neighborhoods (Strategy 9).

The *Land Use Plan*, adopted by the City Council as a chapter of the Saint Paul Comprehensive Plan in 2010, designates Highland Village as a Neighborhood Center that is conducive to supporting a denser, mixed-use, pedestrian environment where commerce, employment, and amenities can be efficiently and effectively provided, which may be achieved more successfully under TN2 zoning, than B2 or B3.

On January 29, 2010, a letter was sent from the Highland District Council to Planning Commission Chair Brian Alton requesting that the Planning Commission initiate a TN2 zoning study for the Highland Village Commercial area. The request was made to advance the recommendation in the *Highland Park Neighborhood Plan Summary*, and after the Community Development Committee of the Council held 3 meetings, met with City Planners and the Highland Business Association, and sent out letters to all property owners facing Ford Parkway and Cleveland Ave notifying them of the study proposal.

NEIGHBORHOOD PLANNING COMMITTEE RECOMMENDATION

The Planning Commission initiate a zoning study for the Highland Village commercial district, generally defined as Ford Parkway from Mississippi River Blvd to Howell and Cleveland Ave from Hillcrest to Randolph.

The purpose of the study is to explore rezoning most of the parcels from B2 and B3 to TN2 Traditional Neighborhood, thereby making zoning in the area more consistent with the Saint Paul Comprehensive Plan and the District 15 Highland Park Plan Summary adopted in 2007.

Attachments:

1. Zoning Study request letter from Highland District Council
2. Map of the proposed Zoning Study Area
3. Proposed Planning Commission resolution to initiate a Highland Village zoning study

city of saint paul
planning commission resolution
file number _____
date _____

Initiation of Highland Village Zoning Study

WHEREAS, Sec. 61.801(b) of the Zoning Code authorizes the Planning Commission to initiate an amendment to the Zoning Code as provided in Minnesota Statutes Sec. 462.357, Subd. 4;

WHEREAS, the Highland District Council submitted a letter to the Saint Paul Planning Commission, dated January 21, 2010, requesting a traditional neighborhood (TN) zoning study for the Highland Village Business Corridor; and

WHEREAS, the proposed boundaries of the study recommended by the Highland District Council are generally defined as Cleveland Avenue from Randolph Avenue to Hillcrest Avenue and Ford Parkway from Mississippi River Boulevard to Howell Street, but not to include St. Catherine University; and

WHEREAS, the purpose of the study is to consider the appropriateness of rezoning portions of the Highland Village commercial area to Traditional Neighborhood zoning, as recommended in the *Highland Park Neighborhood Plan Summary*: Strategy 3 – “Rezone portions of Highland Village to TN-2 to support mixed-use development and appropriate building design”; Strategy 9 – “Utilize zoning mechanisms, such as TN zoning that allow for residential uses in the commercial areas, while limiting the expansion of commercial uses into residential neighborhoods”; and Strategy 24 – “Study TN rezoning for portions of Highland Village and West 7th Street area to achieve better design standards for parking”; and

WHEREAS, the *Land Use Plan*, adopted by the City Council as a chapter of the Saint Paul Comprehensive Plan in 2010, designates Highland Village as a Neighborhood Center that is conducive to supporting a denser, mixed-use, pedestrian environment where commerce, employment, and amenities can be efficiently and effectively provided, which is consistent with TN zoning; and

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission hereby initiates the Highland Village Zoning Study for a study area generally defined as Cleveland Avenue from Randolph Avenue to Hillcrest Avenue and Ford Parkway from Mississippi River Boulevard to Howell Street (see attached map).

moved by _____
seconded by _____
in favor _____
against _____



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6565
Facsimile: 651-228-3261

DATE: August 4, 2010
TO: Planning Commission
FROM: Neighborhood Planning Committee
SUBJECT: Proposed designation of the *Victoria Theater* at 825 University Avenue as a Saint Paul Heritage Preservation Site

SITE DESCRIPTION

The Victoria Theater, located in the Frogtown neighborhood at 825 University Avenue, is an intact, two-story building sheathed with brick and terra cotta. It was designed in the Beaux Arts style by Saint Paul architect Franklin Ellerbe of the firm Ellerbe Architects. Built in 1915 to show silent movies, the theater was later named the Victoria Café and used as a dance hall for cabaret-style shows. In 1927, as part of the first commercial label recording sessions held in the Upper Midwest, the Victoria Café's house orchestra recorded "Moonshiner's Dance" for Gennett Records. The jazz/polka instrumental record was included on a 1952 recording, *The Anthology of American Folk Music*. According to the Minnesota State Historic Preservation Office (SHPO), the *Anthology* played a significant role in the development of American folk arts and the Victoria Café was important for its association with the political history of Prohibition in Saint Paul.

BACKGROUND

In the fall of 2009, the Frogtown District Council submitted a final *Individual Property Designation Form* to the Saint Paul Heritage Preservation Commission (HPC) and requested they consider recommending the property for listing as a Saint Paul Heritage Preservation Site. The request was discussed at the December 17, 2009 HPC Meeting and the Commission voted to accept the designation study and commence the designation process. A *Designation Activities Checklist* is attached indicating the steps for local designation.

The Victoria Theater was first surveyed as part of the *Historic Sites Survey of St. Paul and Ramsey County* in 1983. An inventory form was filed and the building was listed as a site of "Major Significance." Being located along the future Central Corridor Light Rail line, the property was surveyed again in 1995 as part of the cultural resources study for the project. It was determined that the property was not eligible for listing on the National Register of Historic Places. The HPC asked to have the property re-evaluated in 2005 and the same determination was made. However, the nearby Rath's, Mills & Bell Film

Company building at 823 University Avenue was determined eligible for listing on the National Register for its association with the movie making industry in Saint Paul. As the designation study states, the building's association with American folk arts and Prohibition in Saint Paul was not fully known during the determination of ineligibility for listing on the National Register. The Victoria Theater is worthy of local designation as a Heritage Preservation Site because of its unique and prominent role in *The Anthology of American Folk Music*, interest and value as the site of a Prohibition-era nightclub, the fact that much of its exterior and interior features are intact, and it is one of few examples of the work of local architect Franklin Ellerbe.

As required by the Legislative Code 73.05 (b):

The heritage preservation commission shall advise the city planning commission of the proposed designation of a heritage preservation site, including boundaries, and a program for the preservation of a heritage preservation site, and secure from the city planning commission its recommendation with respect to the relationship of the proposed heritage preservation designation to the comprehensive plan of the City of Saint Paul, its opinion as to the effect of the proposed designation upon the surrounding neighborhood, and its opinion and recommendation as to any other planning consideration which may be relevant to the proposed designation, together with its recommendation of approval, rejection or modification of the proposed designation. Said recommendation shall become part of the official record concerning the proposed designation and shall be submitted by the heritage preservation commission along with its recommendation concerning the proposed designation to the city council. The heritage preservation commission may make such modifications, changes and alterations concerning the proposed designations as it deems necessary in consideration of the recommendations of the city planning commission.

COMPREHENSIVE PLAN CONFORMANCE

Historic Preservation Chapter

Strategy 3: Identify, Evaluate and Designate Historic Resources

3.11. Make the designation of significant historic resources as heritage preservation sites a priority for the City Council.

3.12. Designate historic resources, such as buildings, structures, objects, archaeological sites, historic districts, and landscapes as Saint Paul heritage preservation sites or historic districts.

Strategy 5: Use Historic Preservation to Further Economic Development and Sustainability

5.4. Invest in historic resources along transit corridors as part of a larger neighborhood revitalization and reinvestment strategy.

Transportation Chapter

Strategy 2: Provide Balance and Choice

2.12 Simplify and reduce off-street parking requirements and use definitions.

To promote investment in existing and historic commercial buildings, the use of a baseline exemption should be explored, where buildings with smaller footprints are not

required to provide parking. New off-street parking should be further reduced and restricted in close proximity to transit lines and in Downtown to support transit ridership. **2.13.e.** As a part of redevelopment or reinvestment, discourage the demolition of housing units or historic resources for new surface parking lots.

RELATIONSHIP TO NEIGHBORHOOD PLANS

Two of the objectives of the *Thomas-Dale (District 7) Plan* (adopted by the district council in 2005) are to “preserve the character of the neighborhood and ensure its future success” and to “promote the rehabilitation and preservation of older buildings.” (Note: The plan summary, adopted by the City in 2007, does not include this specific language.) The designation of the Victoria Theater as a local heritage preservation site would serve to meet the goals of this plan.

Victoria Station Area Plan (Draft, May 2010) identifies “several notable historic structures within the station area” with one of them being “the Victoria Theater which currently sits vacant along the north side of University Avenue.” The designation of the Victoria Theater can be a catalyst for rehabilitation and new/infill development in the station area as well strengthen the historic character of the commercial node.

EFFECT ON SURROUNDING NEIGHBORHOOD

Designation could have a positive effect on the surrounding properties, both residential and commercial, and act as an anchor for redevelopment in the Victoria Station Area.

COMMITTEE RECOMMENDATION

The Neighborhood Planning Committee recommends that the Planning Commission support the designation of the Victoria Theater as a Saint Paul Heritage Preservation Site and determine that the designation is in conformance with the Saint Paul Comprehensive Plan. The committee’s recommended resolution is attached. Please call Amy Spong, Heritage Preservation staff, if you have any questions prior to the meeting (651-266-6714).

Attachments:

1. Resolution
2. Victoria Theater Designation Study

city of saint paul
planning commission resolution
file number _____
date _____

VICTORIA THEATER HERITAGE PRESERVATION SITE DESIGNATION

WHEREAS, under Chapter 73 of the Saint Paul Legislative Code, one of the Heritage Preservation Commission's tasks is to identify potential historic sites; and

WHEREAS, the Victoria Theater, located in the Frogtown neighborhood at 825 University Avenue, is an intact, two-story building sheathed with brick and terra cotta. It was designed in the Beaux Arts style by Saint Paul architect Franklin Ellerbe of the firm Ellerbe Architects. Built in 1915 to show silent movies, the theater was later named the Victoria Café and used as a dance hall for cabaret-style shows; and

WHEREAS, the Victoria Theater was first surveyed as part of the *Historic Sites Survey of St. Paul and Ramsey County* in 1983. An inventory form was filed and the building was listed as a site of "Major Significance." Being located along the future Central Corridor Light Rail line, the property was surveyed again in 1995 as part of the cultural resources study for the project. It was determined that the property was not eligible for listing on the National Register of Historic Places. The HPC asked to have the property re-evaluated in 2005 and the same determination was made; and

WHEREAS, in the fall of 2009, the Frogtown District Council submitted a final *Individual Property Designation Form* to the Saint Paul Heritage Preservation Commission (HPC) and requested they consider recommending the property for listing as a Saint Paul Heritage Preservation Site. The request was discussed at the December 17, 2009 HPC Meeting and the Commission voted to accept the designation study and commence the designation process; and

WHEREAS, as required by Legislative Code 73.05 (b), the Heritage Preservation Commission has requested that the Planning Commission review the proposed designation and comment on the following: 1) the relationship of the proposed designation to the Comprehensive Plan; 2) the effect of the proposed designation on the surrounding neighborhood; and 3) any other planning considerations, along with a recommendation for approval, rejection, or modification of the proposed designation; and

moved by _____
seconded by _____
in favor _____
against _____

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission finds the following regarding the proposed Victoria Theater designation:

- 1. Relationship of the proposed designation to the Comprehensive Plan.** The proposed designation of the Victoria Theater is generally consistent with the goals and objectives of the Comprehensive Plan. Specifically, the Historic Preservation and Transportation Chapters recognize that heritage preservation has been used effectively in Saint Paul as a tool for community development and revitalization (Strategies HP 3.11 and 3.12 and T 2.12 and 2.13e).
- 2. Effect of the proposed designation on the surrounding neighborhood.** Designation will have a positive effect on the surrounding properties, both residential and commercial, and act as an anchor for redevelopment in the Victoria Station Area.
- 3. Other planning considerations and recommendation for approval, rejection, or modification.** There are no further considerations or modifications recommended.

FINALLY, BE IT RESOLVED, that the Saint Paul Planning Commission supports the designation of the Victoria Theater as a Saint Paul Heritage Preservation Site and the accompanying Preservation Program.